

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/ROUTE

ORDER RECEIVED FOR FILING
Date 11/19/92
By M. Dwyer

(410) 887-4386

November 18, 1992

RE: Petition for Administrative Zoning Variance
Case No. 93-127-A
3301 Terrapin Road

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES : INT
encl.

District: 3rd : _____ Date of Posting: 11/20/01

Posted for: Nonres

Petitioner: Steven + Nadine Mosier

Location of property: Nikon Terrace 400 West Rd
3301 Terrace Rd

Location of Sign: Being made on property of Petitioner

Remarks: _____

Posted by: Walter L. [Signature] _____ Date of return: 11/21/01

Number of Signs: _____

ESTIMATED POSTING DATE: 11-1-17

District: 3rd : _____ Date of Posting: 11/20/01

Posted for: Nonres

Petitioner: Steven + Nadine Mosier

Location of property: Nikon Terrace 400 West Rd
3301 Terrace Rd

Location of Sign: Being made on property of Petitioner

Remarks: _____

Posted by: Walter L. [Signature] _____ Date of return: 11/21/01

Number of Signs: _____

(410) 887-3353

RE: Case No. 93-127-A, Item No. 129
Petitioner: Steven Mosgin, et ux
Petition for Administrative Variance

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

PUBLIC HEARING FELS

010 -ZONING VARIANCE (1RL)	1	950.00
000 -POSTING SIGNS / ADVERTISING	1	95.00
TOTAL		985.00

LAST NAME OF OWNER: MOSGIN

OWACHHUBBAILCHNC
BA: C010132AM10-1A-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Your petition has been received and accepted for filing this
14th day of October, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven Mosgin, et ux
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Service)
Development Review Committee Response Form
Authorized signature: *David M. Ramsey* Date: 11/9/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Steven and Nadine Mosgin	129		11-2-92 NC
DED DEPRM RP STP TE			
Edward L. And Linda M. Gittings	134		comment
DED DEPRM RP STP TE			
Kathleen Gaiser	135		NC
DED DEPRM RP STE RP			
Charles E. Anderson	136		comment
DED DEPRM RP STP TE			
Richard E. Shetrone Jay E. Boyd	137		NC
DED DEPRM RP STP TE			
Fred C. and Soung O. Yoo	138		comment
DED DEPRM RP STP TE			
John and Barbara Taylor	139		NC
DED DEPRM RP STP TE			
Jose and Janice S. Lopez	141		NC
DED DEPRM RP STP TE			
Russell L. Elliott	142		NC
DED DEPRM RP STP TE			
Nick J. and Koula I. Proakis	143		NC
DED DEPRM RP STP TE			
Daniel T. and Sharon L. Wollfrey	144		NC
DED DEPRM RP STP TE			
Mark N. and Deborah A. Cleaver	145		NC
DED DEPRM RP STP TE			

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 129 (RT)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it
does not access a State roadway and is not effected by any State Highway Administration
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David M. Ramsey 10/24/92
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 2, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Steven and Nadine Mosgin, Item No. 129
Kathleen Gaiser, Item No. 135
Richard Shetrone and Jay Boyd, Item No. 137
John and Barbara Taylor, Item No. 139
Jose & Janice Lopey, Item No. 141
Nick and Koula Proakis, Item No. 143
Daniel and Sharon Wollfrey, Item No. 144
Mark and Deborah Cleaver, Item No. 145
Mike and Patricia Siano, Item No. 146
Randall and Dorothy Pettie, Item No. 147

If there should be any further questions or if this office can provide additional
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Ervin McDaniel*

Division Chief: *Ervin McDaniel*

EMcD/FM:rdn

129-ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *David M. Ramsey* Date: 11/9/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Steven and Nadine Mosgin	129	NC	11-2-92
DED DEPRM RP STP TE			
Edward L. And Linda M. Gittings	134	MT	
DED DEPRM RP STP TE			
Kathleen Gaiser	135	NC	
DED DEPRM RP STE RP			
Charles E. Anderson	136	NC	
DED DEPRM RP STP TE			
Richard E. Shetrone Jay E. Boyd	137	NC	
DED DEPRM RP STP TE			
Fred C. and Soung O. Yoo	138	NC	
DED DEPRM RP STP TE			
John and Barbara Taylor	139	NC	
DED DEPRM RP STP TE			
Jose and Janice S. Lopez	141	NC	
DED DEPRM RP STP TE			
Russell L. Elliott	142	NC	
DED DEPRM RP STP TE			
Nick J. and Koula I. Proakis	143	NC	
DED DEPRM RP STP TE			
Daniel T. and Sharon L. Wollfrey	144	NC	
DED DEPRM RP STP TE			
Mark N. and Deborah A. Cleaver	145	NC	
DED DEPRM RP STP TE			

93-127-A 11-1-92

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *David M. Ramsey* Date: 11-24-92

File Number	Waiver Number	Zoning Issue	Meeting Date
Keys Development Corporation	157		11-16-92 WRITTEN COMMENTS
DED DEPRM RP STP TE			
Steven J. and Beverly A. Finchula	158		NO COMMENTS
DED DEPRM RP STP TE			
Steven M And Deborah S. Faulkner	159		NO COMMENTS
DED DEPRM RP STP TE			
Ralph L. and Elsie M. Hackler	160		IN PROCESS
DED DEPRM RP STP TE			
Theresa Rykaczewski	161		NO COMMENTS
DED DEPRM RP STP TE			
Jean Romadka	162		WRITTEN COMMENTS
DED DEPRM RP STP TE			
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163		NO COMMENTS
DED DEPRM RP STP TE			

COUNT 10

✓ Steven and Nadine Mosgin	129	11-2-92	NO COMMENTS
DED DEPRM RP			
✓ Edward L. And Linda M. Gittings	134		NO COMMENTS
DED DEPRM RP STP			
✓ Kathleen Gaiser	135		NO COMMENTS
DED DEPRM RP STP			
✓ Charles E. Anderson	136		WRITTEN COMMENTS
DED DEPRM RP			
✓ Richard E. Shetrone Jay E. Boyd	137		NO COMMENTS
DED DEPRM RP			

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEVEN MOSGIN AND NADIN MOSGIN
Location: #3301 TERRAPIN ROAD
Item No.: #129 (RT) Zoning Agenda: NOVEMBER 2, 1992
Gentlemen: 93-127-A

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *Carl J. Jones* Noted and Approved
Planning Group File Prevention Bureau
Special Inspection Division

JP/KEK

Rec'd 11/18/92

111 West Chesapeake Avenue
Towson, MD 21204

OCT. 23 1992

(410) 887-3353

Steven and Nadine Mosgin
3301 Terrapin Road
Pikesville, Maryland 21208

Re: CASE NUMBER: 93-127-A
LOCATION: 3301 Terrapin Road
3rd Election District - 2nd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refresher regarding the administrative process.

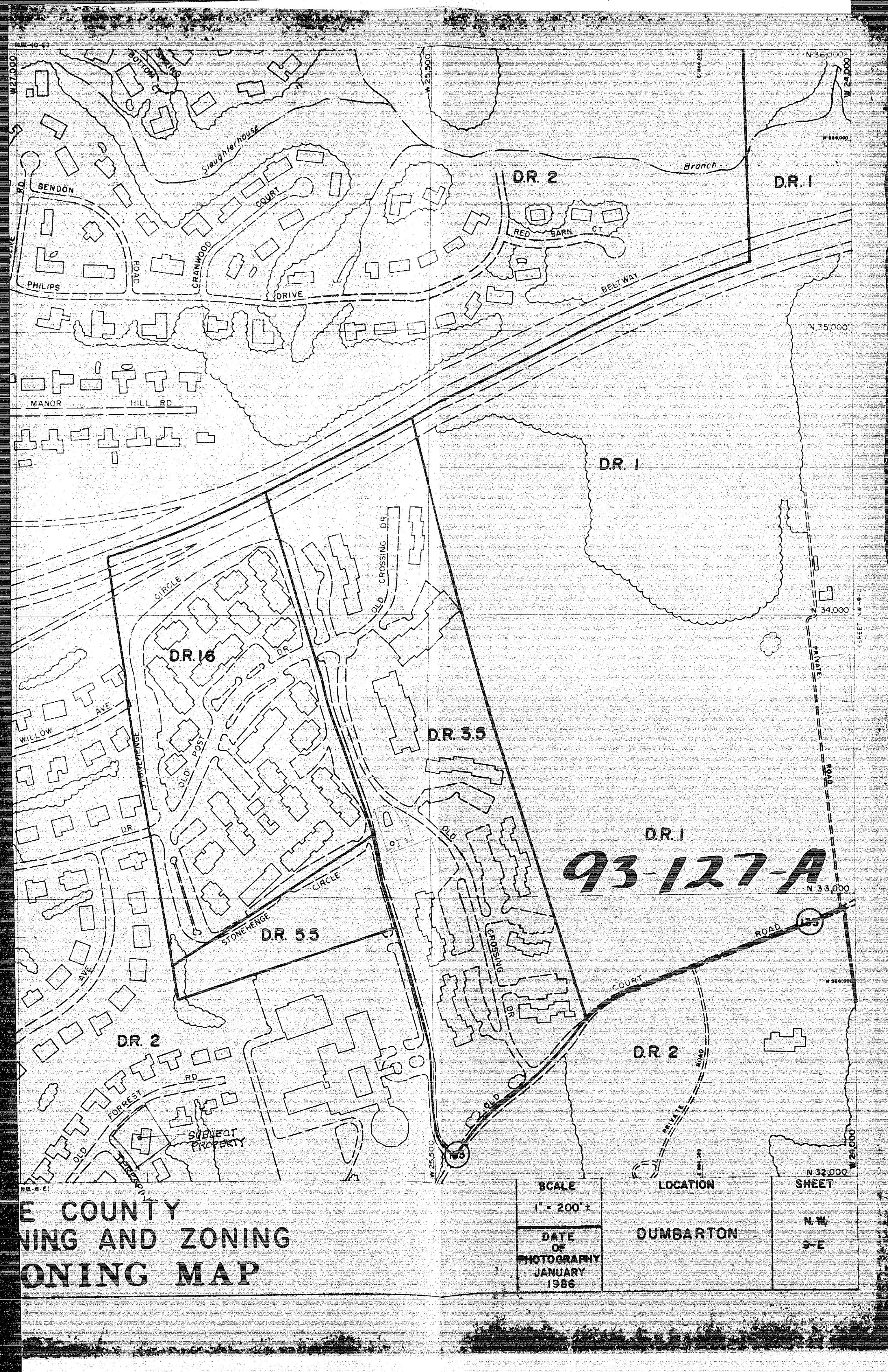
1) Your property will be posted on or before November 1, 1992. The closing date is November 16, 1992.
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that
the matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the
Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County
newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

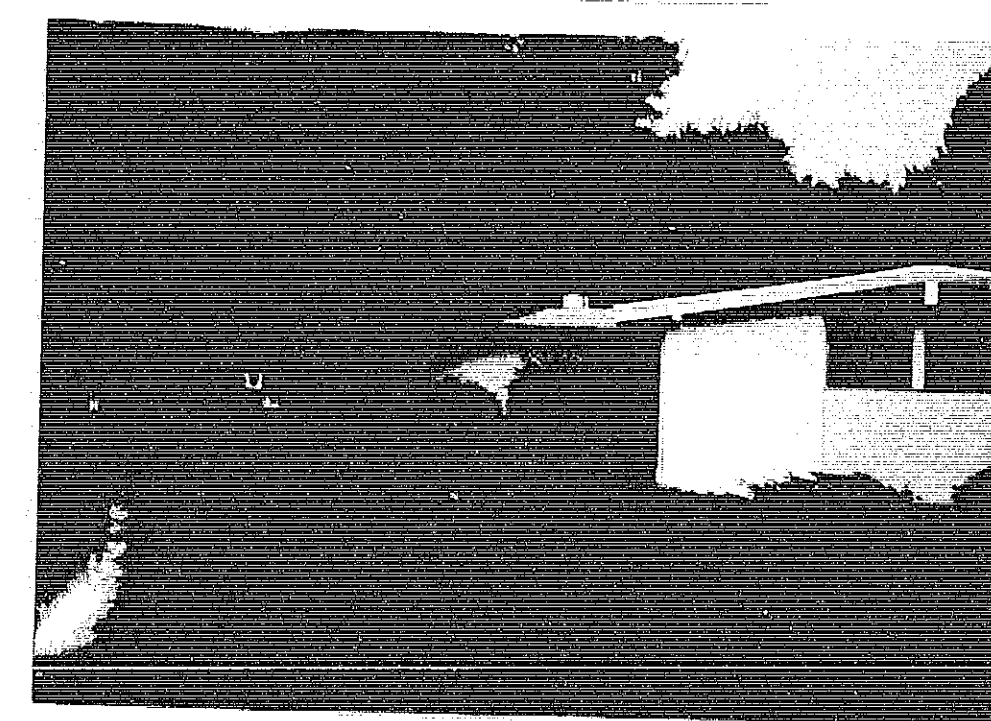
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner, Baltimore County

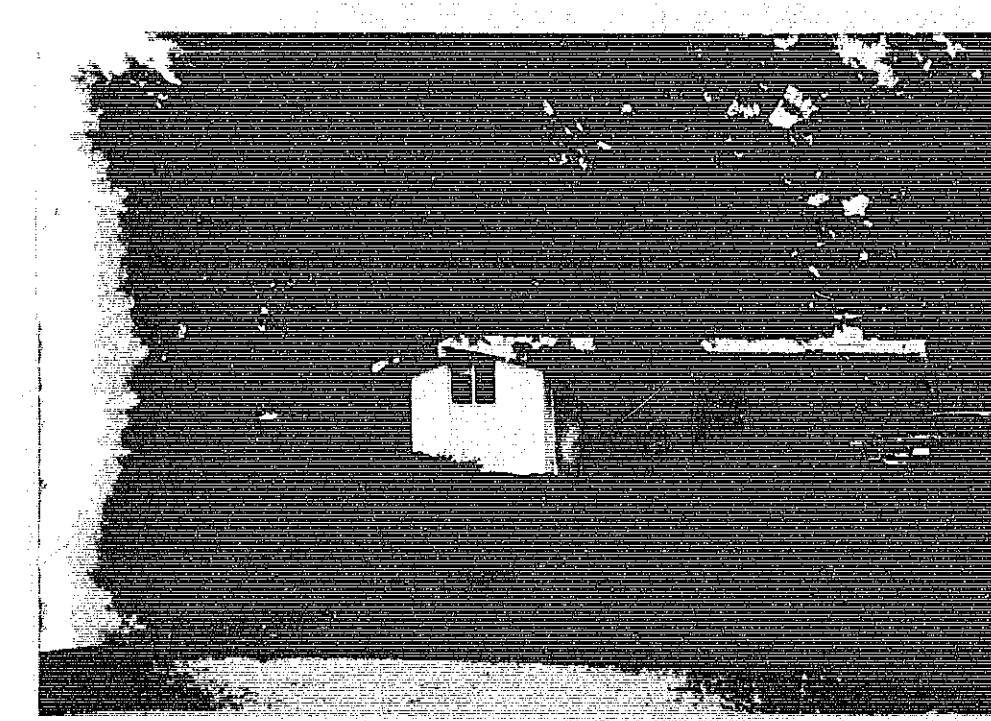


93-127-A

Front from corner Old Forest & Terrapin



Front looking from Terrapin



93-127-A

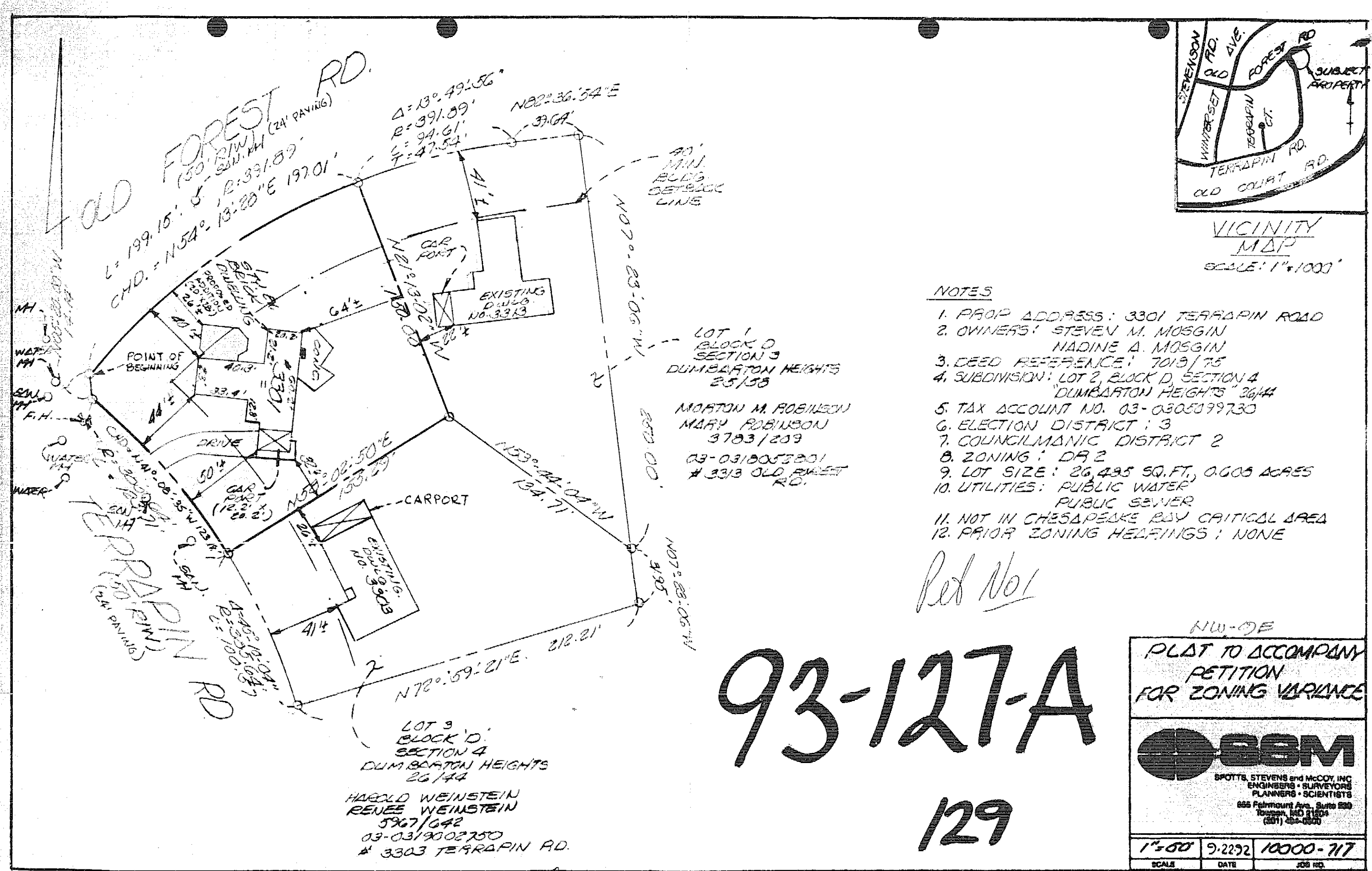
Front looking from Old Forest

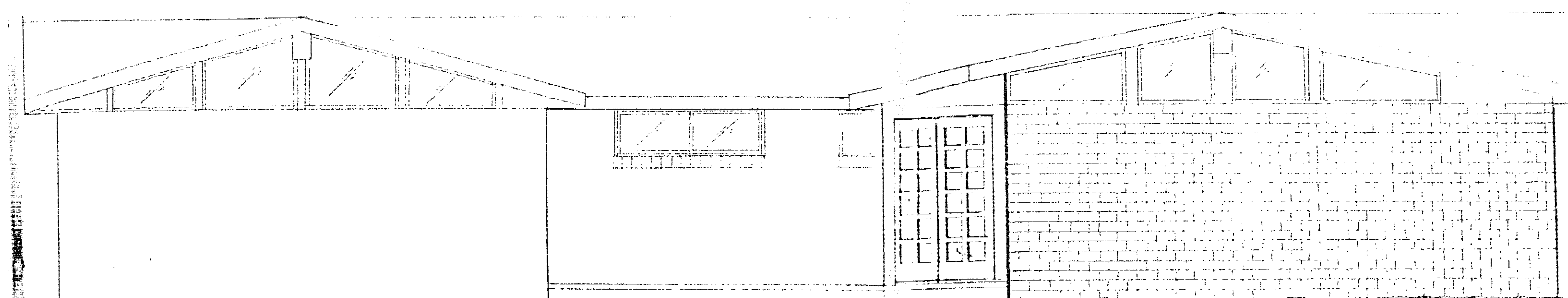
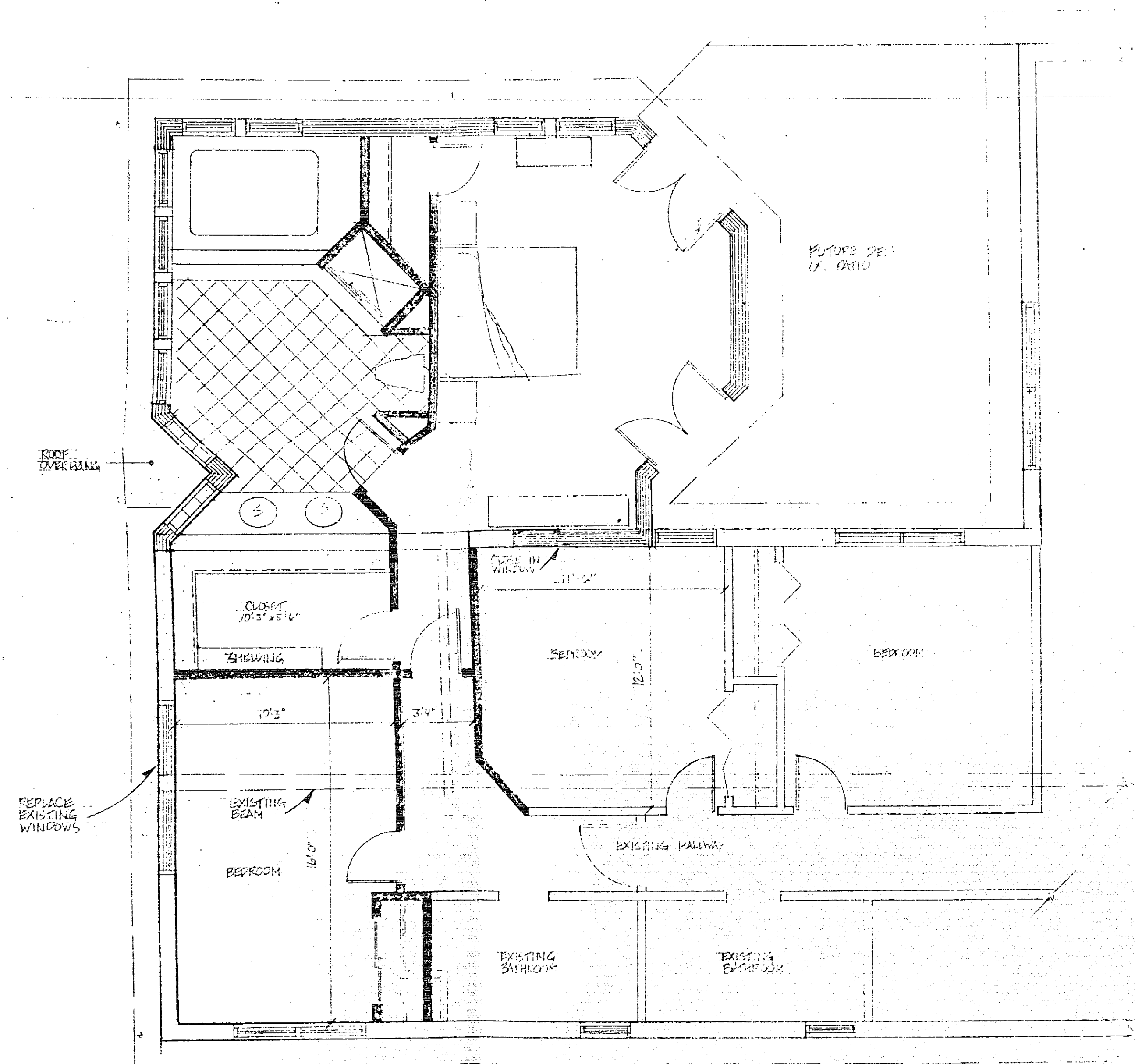


Front looking from Old Forest

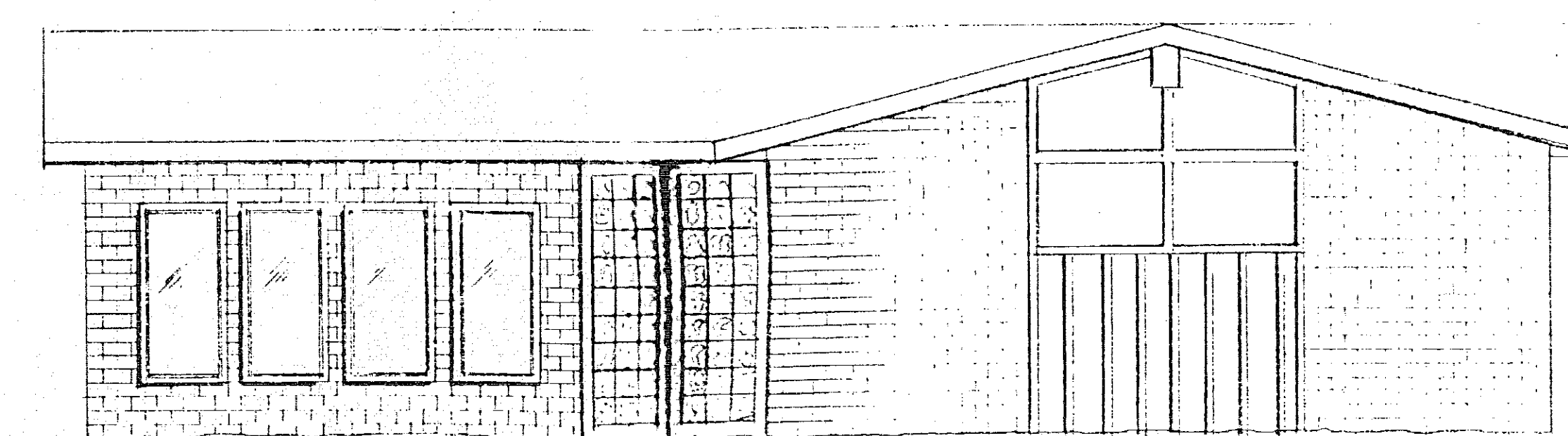


Front from Old Forest





REAR ELEVATION
PERMIT IN 1/4" = 1'-0" SCALE



SIDE ELEVATION
1/4" = 1'-0" SCALE

GENERAL NOTES	
—	EXISTING WALLS
- - -	WALLS TO BE REMOVED
—	NEW WALLS
—	NEW EXTERIOR WALLS

93-127-A

Heri #129

MOSGIN RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: E. P. H.
DATE: 7-20-71		REVISED: 10-3-71
3301 TERRAPIN RD		
		DRAWING NUMBER